

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Circle Road, 15' NW of the *
c/l of Lake Roland Drive * DEPUTY ZONING COMMISSIONER
(1709 Circle Road) *
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
Robert G. Meny and * Case No. 97-314-A
Janet E. McHugh - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1709 Circle Road, located in the vicinity of Lake Roland Drive in Ruxton. The Petition was filed by the owners of the property, Robert G. Meny and Janet E. McHugh. The Petitioners seek relief from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 37 feet in lieu of the required 50 feet for a proposed 13' x 22' addition to the rear of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore,

ORDER RECEIVED FOR FILING

Date

By

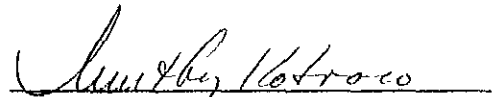
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strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of February, 1997 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 37 feet in lieu of the required 50 feet for a proposed 13' x 22' addition to the rear of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED
DATE 2/26/97
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 26, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Circle Road, 15' NW of the c/l of Lake Roland Drive
(1709 Circle Road)
9th Election District - 4th Councilmanic District
Robert G. Meny and Janet E. McHugh - Petitioners
Case No. 97-314-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert G. Meny & Ms. Janet E. McHugh
1709 Circle Road, Towson, Md. 21204

Case File

MICROFILMED



314



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1709 CIRCLE ROAD

which is presently zoned

DR1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B 02.3 C to permit
a rear yard setback of 37 feet in lieu of the 50 feet required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Homeowners would like to construct
ONE ROOM (13' x 22') ADDITION WITHIN AREA OF
CURRENT PATIO TO PROVIDE DINING SPACE
WITHIN KITCHEN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

ROBERT G. MENY (W) (410) 328-3363
(Type or Print Name)

Signature

JANE E. McHUGH (W) (410) 234-5613
(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

DROP-OFF
No REVIEW

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:

1/28/97
UCR



Printed with Soybean Ink
on Recycled Paper

Zoning Commissioner of Baltimore County

ITEM #:

ORDER RECEIVED FOR FILING
Date 1/28/97
By Rob

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1709 CIRCLE ROAD
address
TOWSON MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE ARE REMODELING OUR KITCHEN AND WOULD LIKE TO ADD SPACE TO ALLOW FOR A EATING AREA. CONSTRUCTION WILL BE CONFINED TO THE CURRENT PATIO. OUR CURRENT KITCHEN DOES NOT PROVIDE ROOM FOR A TABLE AND CHAIRS. THE ADDITION WILL BE 13' x 22'.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert G. Meny
(signature)
ROBERT G. MENY
(type or print name)



Janet E. McNamara
(signature)
JANET E. MCNAMARA
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of January, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT G. MENY AND JANET E. MCNAMARA

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 22, 1997
Date

Jeanette D. Owings
NOTARY PUBLIC

My Commission Expires: August 4, 1997

JEANETTE D. OWINGS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 4, 1997

RECEIVED

314

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1709 Circle Road

Beginning at a point on the southside of Circle Road which is 30 ft. wide at the distance of 15 ft. northwest of the centerline of the nearest intersecting street, Roland Drive, which is 30 ft. wide. As recorded in Deed Liber 8916, Folio 683, containing 1.479 acres of land, more or less and located in the Ninth Election District, Fourth Councilmanic District.

S.18° 30' E. 194 ft.; S.67° 30' W. 14ft.; S.67° 30' W. 299.65ft.; N.4° 30' W. 188ft.; N.11° 22' E. 106.19ft.; S.89° E. 118ft.; and N.82° E. 105ft. to the point of beginning.

MICROFILMED

020522

DATE 1/28/97

ACCOUNT 001-6150

AMOUNT \$50.00 (WCR)

RECEIVED
FROM: _____

Robert & Abigail Hoffman

#010 - VARIANCE
1709 Circle Road

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 314 Petitioner: Tanet E. McHugh
Location: 1709 Circle Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TANET E. MCHUGH
ADDRESS: 1709 CIRCLE ROAD
TOWSON MD 21204

PHONE NUMBER: (410) 823-5824 (H)
(410) 234-5613 (W)



CERTIFICATE OF POSTING

RE: Case No.: 97-314-A

Petitioner/Developer: McHUGH, ETAL

C/O ROB HOFFMAN

Date of Hearing/Closing: 2/24/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1709 CIRCLE RD.

The sign(s) were posted on _____

1/31/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/31/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

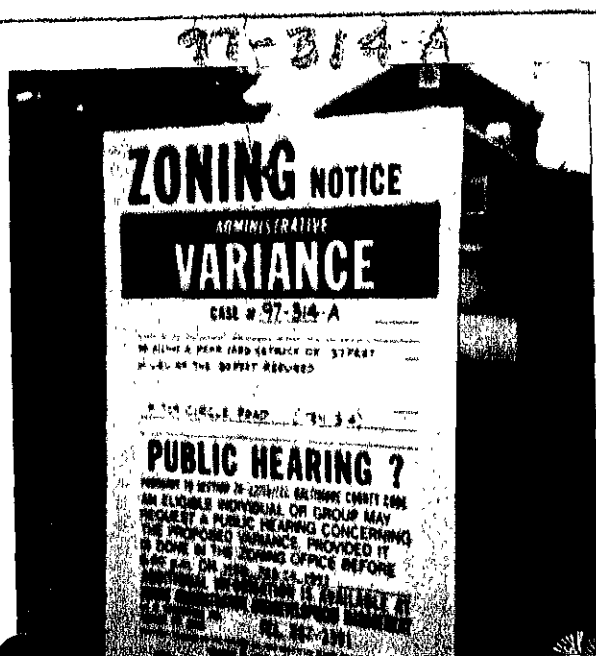
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



1709 CIRCLE RD.
McHUGH CL. 2/24/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than FEB 9, 1997

Format for Sign Printing, Black Letters on a White Background:

ITEM 314

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-314-A

ADMINISTRATIVE VARIANCE TO PERMIT A
REAR YARD SETBACK OF 37 FEET IN LIEU
OF THE 50 FEET REQUIRED.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE ,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

FEBRUARY 24, ~~1997~~ 1997

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

COPY

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-314-A
1709 Circle Road
S/S Circle Road, corner SW/S Lake Roland Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Robert G. Meny and Janet E. McHugh
Post by Date: 2/9/97
Closing Date: 2/24/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Robert Meny and Janet McHugh



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 18, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 10, 1997
 Item No. 314

The Development Plans Review Division has reviewed the subject zoning item. This proposed improvement is located in the 100-year flood zone designated "A 4."

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be a least 1 foot over the flood plain elevation in all construction.

RWB:HJO:cab

cc: File

ZONE49C



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2.7.97
Item No. 314 WCR

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Feb 11, 97

FROM: R. Bruce Seeley *RBS/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 10, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 313

314

317

318

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 10, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 301, 312, 314, 315, 317 and 318

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/14/97

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF FEB. 10, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 311, 312,
313, 314, 315, 317 AND 318

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 1997

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

97-314-A

RE: Drop-Off Petition (Item #314)
1709 Circle Road
9th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 18, 1997

Rob Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: ~~Drop-Off Petition Review~~ (Item #314)
1709 Circle Road
9th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

1. The correct section number is 1B02.3.C.1.
2. Need to measure the setback along the building wall or by extending the foundation wall lines to the nearest property line (side and rear).
3. Is there a prior hearing?

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Jun R. Fernando".

Jun R. Fernando
Planner I, Zoning Review

JRF:scj

c: Zoning Commissioner

MICROFILMED



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 18, 1997

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 10, 1997
Item No. 314

The Development Plans Review Division has reviewed the subject zoning item. This proposed improvement is located in the 100-year flood zone designated "A 4."

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:cab

cc: File

ZONE 49C

ENCLOSURE

FOUNTAINHEAD TITLE GROUP
1526 YORK ROAD
LUTHERVILLE, MD 21093
583-1424

97-314-A

C RC/F 15.00
C T TX 1525.00
C DOCS 1675.00
CC IMP 5.00

DEED 0 #
SH CLERK 3220.00
#59348 C001 R02 TOP:51
09/19/91

This Deed, MADE THIS 4th day of August

in the year one thousand nine hundred and ninety-one

by and between

ROBERT L. RANDOLPH, party

of of the first part, and

ROBERT G. MENY and JANET E. McHUGH, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100THS-----DOLLARS (\$335,000.00), the receipt of which is hereby acknowledged,

the said party of the first part,

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

SIGNATURE RT DATE 9-12-91 RT 9-12-91
By Date

do es grant and convey to the said parties of the second part, as tenants by the entireties, their heirs and assigns, the survivor of them and the survivor's heirs,

personal representatives and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEGINNING for the same at the beginning of a parcel of and which by a Deed dated July 19, 1898, and recorded among the Land Records of Baltimore County in Liber NBM No. 231, folio 502, was conveyed by Helen Kierstede Hiss and husband to Clayton C. Hall, said place of beginning being at the intersection of the center lines of two thirty foot avenues and running thence with and binding on the first and second lines and on a part of the third line of said parcel of land, the three following courses and distances, viz: south eighteen degrees thirty minutes east binding in the center of one of said thirty foot avenues, one hundred ninetyfour feet, south sixtyseven degrees thirty minutes west fourteen feet to a double sycamore tree standing near the west side of said last mentioned thirty foot avenue, and south sixtyseven degrees thirty minutes west two hundred ninety-nine and sixtyfive onehundredths feet to a pipe now set, thence leaving said outlines and running for lines of division, the two following courses and distances, viz: north four degrees thirty minutes west one hundred eighty-eight feet to a nine and north eleven degrees twentytwo minutes east, passing over a pipe set near the south side of the other thirty foot avenue first herein mentioned, one hundred six and nineteen onehundredths feet to the center thereof and to a point in the eleventh line of the above mentioned parcel of land which was conveyed by Hiss to Hall thence binding on a part of said eleventh line and on the last line of said last mentioned thirty avenue (sometimes called Roland Ridge Road) the two following courses and distances, viz: south eighty-nine degrees east one hundred eighteen feet and north eighty-two degrees east one hundred five feet to the place of beginning. Containing one and four hundred seventynine onehundredths acres of land, more or less. The improvements therein being known as No. 1709 Circle Road.

BEING the same property described in a Deed dated February 1, 1990 and recorded among the Land Records of Baltimore County in liber 8425 folio 185 which was granted and conveyed by ROBERT L. RANDOLPH and MARY LOU H. RANDOLPH, his wife, unto the said party of the first part.

Subject to the restrictions of record.

02A02#0021TLTRTX \$5,360.00
BA C003:32PM09/10/91

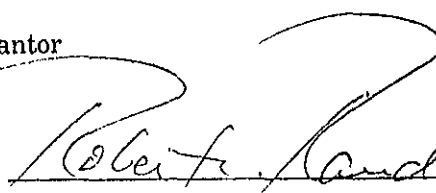
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their heirs and assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

AND the said part y of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

 (SEAL)
ROBERT L. RANDOLPH

____ (SEAL)

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 4th day of September, in the year one thousand nine hundred and ninety-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Robert L. Randolph, grantor, under oath known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

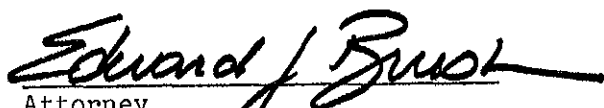
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

LYNN LUERSSEN
Notary Public, State of Maryland
Baltimore County
Commission Expires Oct. 1, 1993

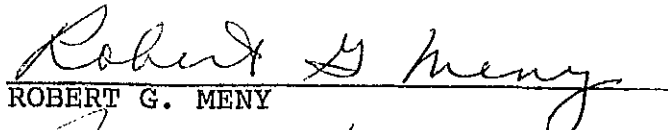
Notary Public


My Commission expires:

This is to certify that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.


Attorney

We hereby certify under penalty of perjury that the residentially improved property which is located at 1709 Circle Road Towson, MD 21204 is the owner-occupied residence of the undersigned.

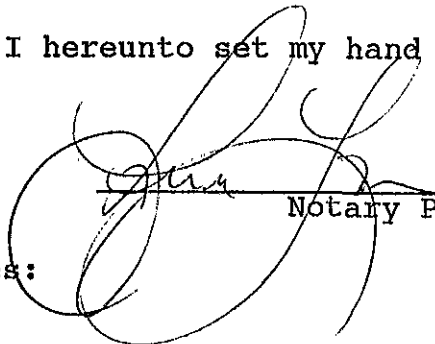

ROBERT G. MENY


JANET E. McHUGH

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 4th day of September, 1991, in the year one thousand nine hundred and ninety-one, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Robert G. Meny and Janet E. McHugh known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:

LYNN LUERSSEN
Notary Public, State of Maryland
Baltimore County
Commission Expires Oct. 1, 1993

683
DEED

FROM

.. ROBERT L. RANDOLPH

TO

ROBERT G. MENY

JANET E. MCHUGH

Block No.

Received for Record,, 19.....,
at o'clock ... M. Same day recorded
in Liber No. Folio &c.,
one of the Land Records of
....., and examined per
....., Clerk.

Cost of Record, \$.....

The Fountainhead Title Group
1526 York Road
Lutherville, MD 21093
File No. 11608T

1/24/97

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

97-347

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

314

Writer's Direct Number:
(410) 494-6201

January 24, 1997

Via Hand Delivery

Mr. Carl Richards
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Legal Owner: Janet E. McHugh
Property Location: 1709 Circle Road
Petition for Administrative Variance

Dear Carl:

I am hereby drop filing the enclosed Petition for Administrative Variance with regard to the above captioned property. This request has not been previously reviewed by your office. Pursuant to Zoning Enforcement, there is no evidence of any zoning citations currently outstanding on this site. Enclosed for submittal are the following documents:

1. Petition for Administrative Variance (3);
2. Zoning description (see Deed) (3);
3. Site plans (12);
4. Vicinity map (1);
5. 200' Scale Zoning Map (1);
6. Aerial photograph (1);
7. Photographs of property;
8. Advertising and Posting Form;
9. Check in the amount of \$50.00.

OK
1/28/97
UCR

If you have any questions, please give me a call.

Sincerely,

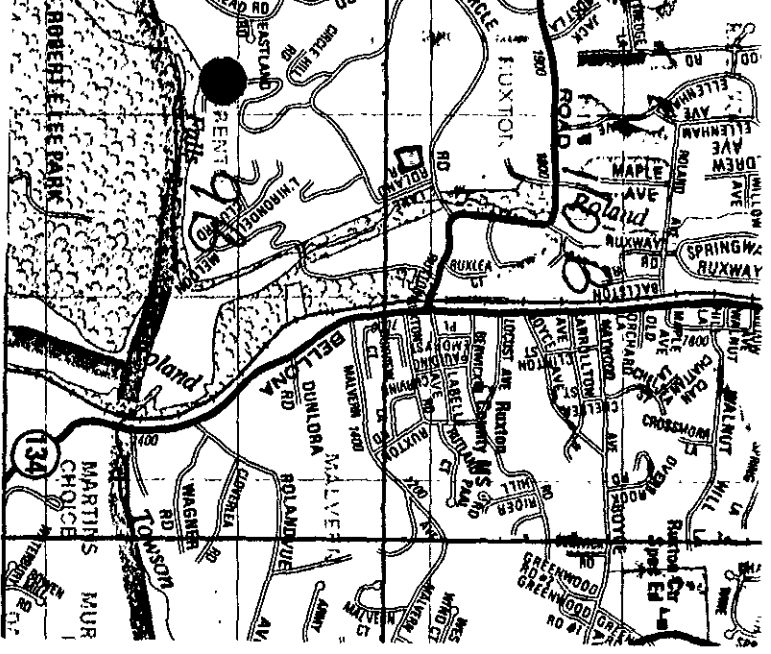
Barbara W. Ormord
Barbara W. Ormord
Legal Assistant

Enclosures

cc: Janet E. McHugh
Robert A. Hoffman, Esquire

314
21093
97-314-A





VICINITY MAP

ADC MAP No. 26

Scale 1" = 2000'

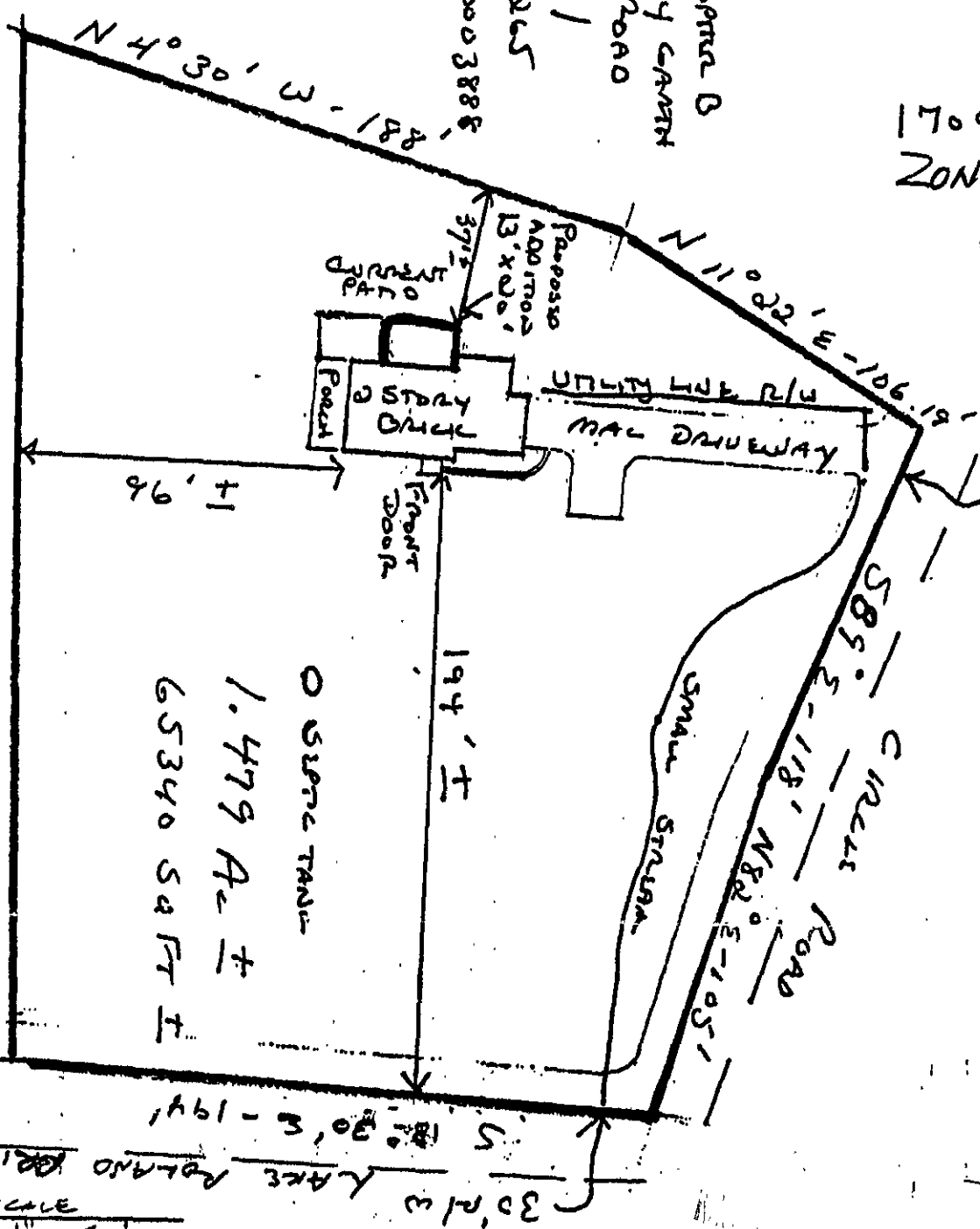
97-314-A

314

1709 Circle Rd
ZONING: DR1

1266, CHRISTOPHER B
LEE, MARY ANN
1711 Circle Road
K1322 64671

Acres No. 1900003885



11022 E - 106.18'
30' R/W
Elev. District 09
Councilmanic District 4

299.65'
WALKER, MONTANA
WALKER, ANNIE H
1861 Circle Road
K1322 1991 / 1910 321

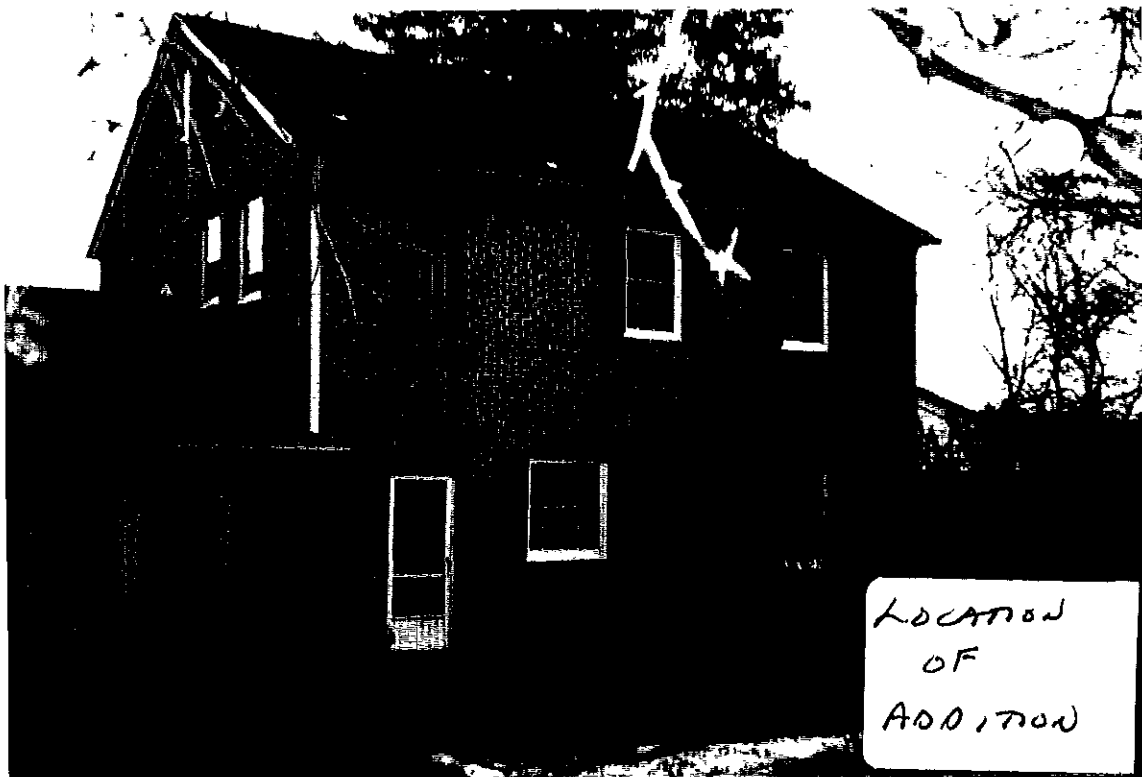
Acres No. 0903000440

30' R/W
18' 30' E - 194'
LAKESIDE DRIVE
Scale 1" = 50'

1/23/97

MENT/MCHUGH RESIDENCE
1709 CIRCLE RD

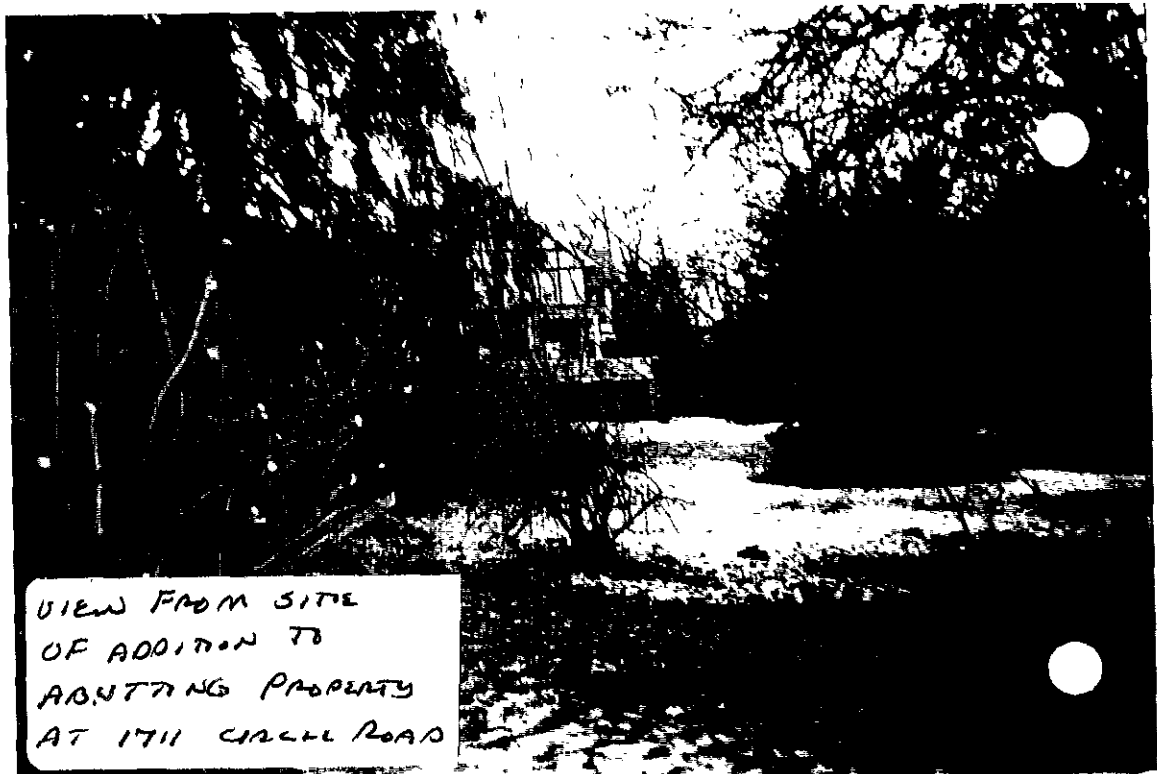
K1322 8916 Page 683
Zoning map NW 100



LOCATION
OF
ADDITION



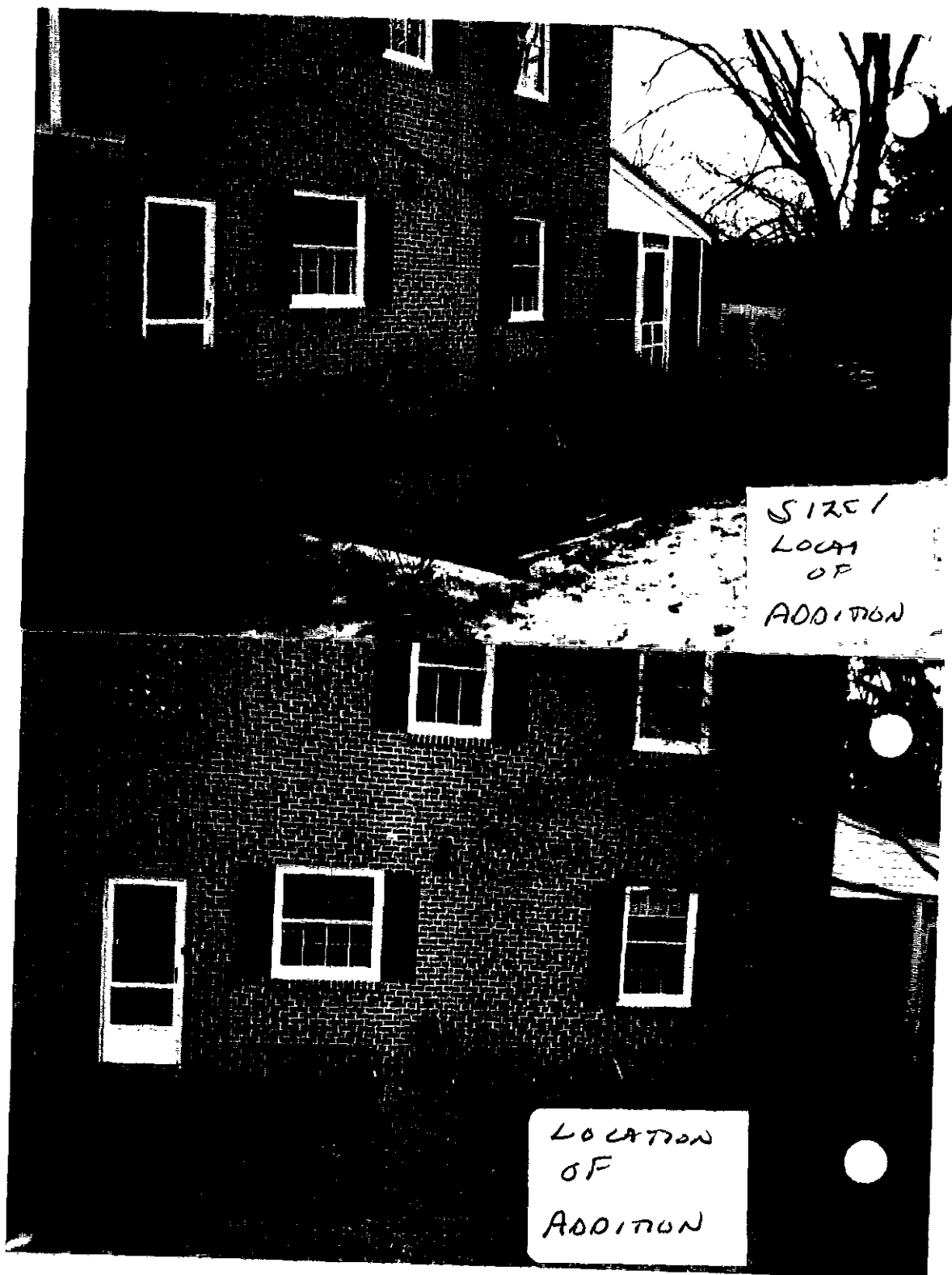
LOCATION
OF
ADDITION



VIEW FROM SITE
OF ADDITION TO
ABUTTING PROPERTY
AT 1711 CIRCLE ROAD

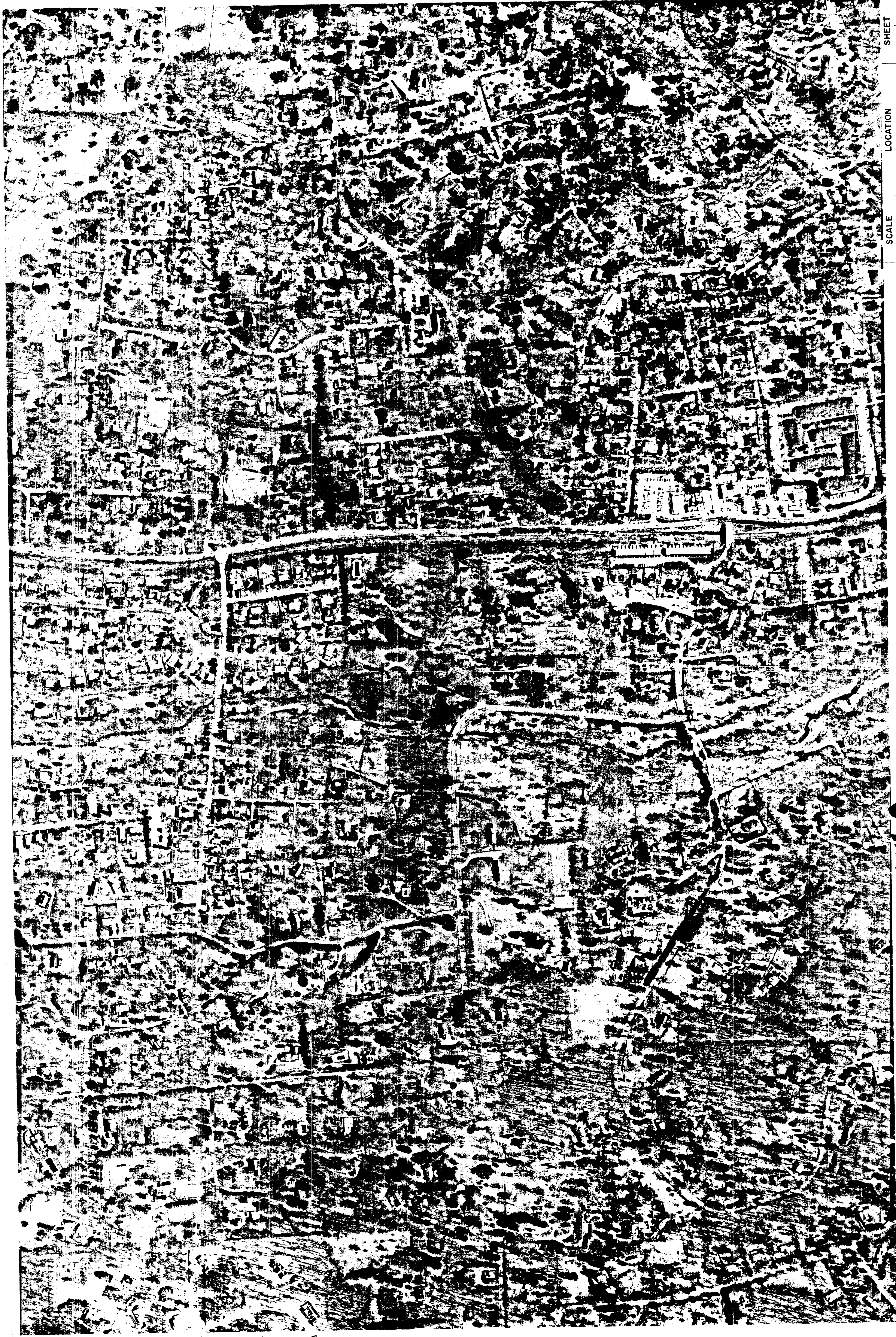


VIEW FROM SITE
OF ADDITION TO
ABUTTING PROPERTY
AT CIRCLE ROAD



SIZE /
LOCATION
OF
ADDITION

LOCATION
OF
ADDITION



MICROFILMED

SCALE		LOCATION	SHEET
1" = 200' ±		RUXTON	N.W. 10-B
DATE OF PHOTOGRAPHY JANUARY 1986			

31X 97-314-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 26401

